



Arapahoe Hyundai

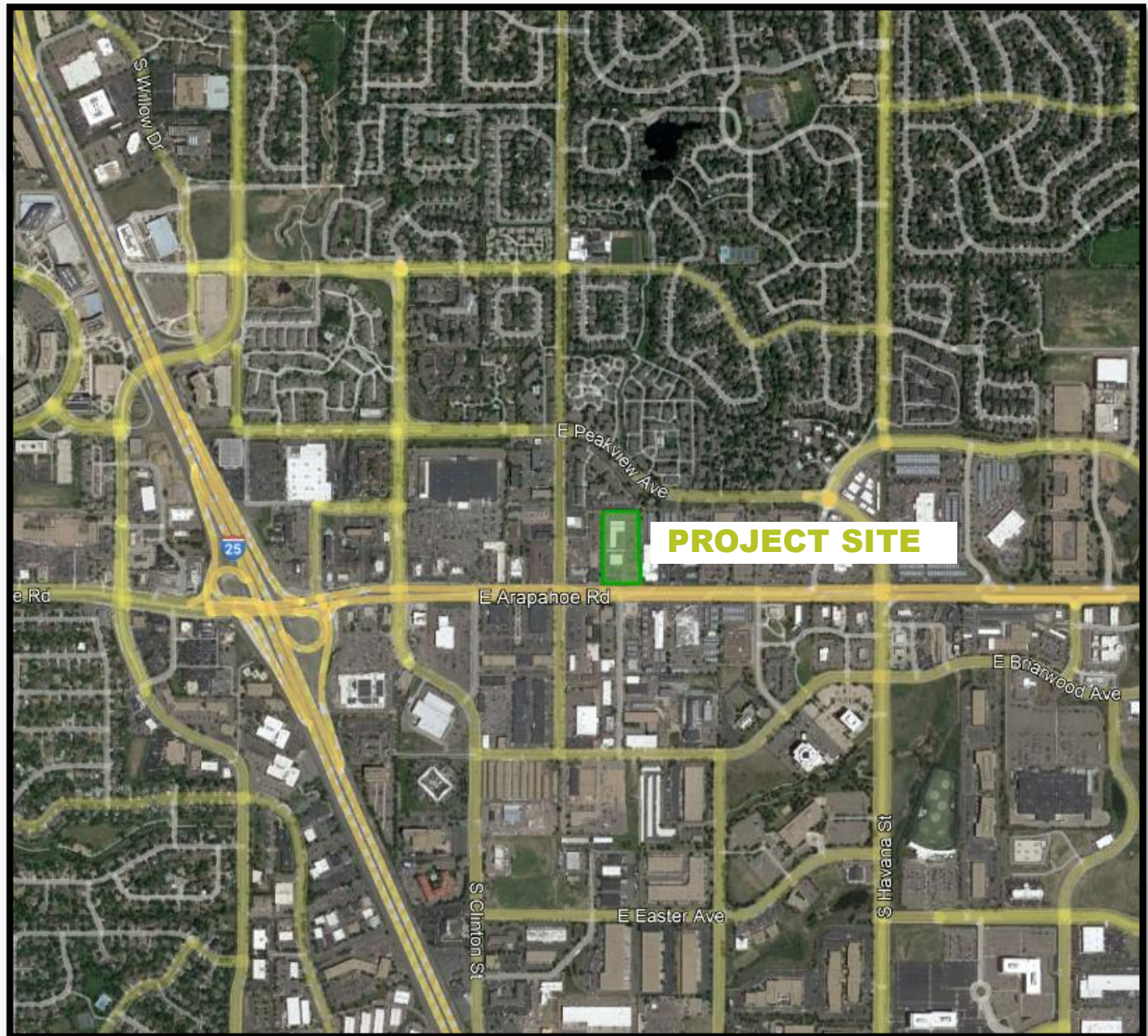
Virtual Community Meeting

Kimley»Horn

Project Location

9899 East Arapahoe Road,
Centennial, CO

Existing Hyundai Dealership
Location



Owner & Developer


Asbury Automotive Group

Brian DePouli

2905 Premiere Parkway, Suite 300

Duluth, GA 30097

Phn: 770-418-8354




Use and Zoning

What is the proposed use?

- The current site is made up of a single lot and is approximately 4.14-acres made up of an existing Hyundai Dealership.
- The two existing structures will be removed and replaced with two new structures of the same use (Hyundai Dealership) with an additional detached drive thru car wash facility.

What is the zone district, and if rezoning, to what zone district?

- The site is zoned General Commercial (GC) based on the latest Zoning Map for the City
- Vehicle sales is a limited use within the GC zoning district
- No rezoning is anticipated or proposed.



Approval Process

What is the approval process?

The following are the anticipated approval processes for the development:

- Site Plans (City)
- Site Civil Construction Documents (City, SEMSWA, Castlewood Water & Sanitation District)
- Building Plans (City)

Proposed Buildings

What are the proposed buildings going to look like (height, square footage, building materials)?

Showroom Building (±22,800sf)

- Located along Arapahoe Road
- Contains a showroom, sales offices, vehicle delivery center, customer lounge, service drive, employee break and training room, accounting offices and an area for hand detailing of vehicles
- 2-stories high with a tall glass wall allowing for visibility into the showroom from the street

Service & Parts Building (±17,500sf)

- Located at the rear of the lot
- Two-story building with shop and parts on both floors.

Car Wash Tunnel (±1,130sf)

- Located at the rear of the site
- Single Story Structure
- An automatic car wash for use by employees only to wash vehicles

Site Landscaping

Will there be landscaping and buffering within and along the perimeter of the site?

- Yes, the site perimeter and interior landscaping will be consistent and compliant with the City landscape coverage and buffer requirements.
- The anticipated landscape coverage areas have been illustrated in green on the site plan within this presentation and the site plan attachment provided.

Site Circulation & Traffic

How will vehicles get to the site and park?

- The site will be accessed via a new right in/right out only access point from East Arapahoe Road. Guest parking will be right off the entrance adjacent to the showroom building
- The existing vehicular access into the site will be closed

How will pedestrians get to the site and to the building?

- Pedestrians will access the site from the existing sidewalk along East Arapahoe Road. The existing sidewalk will be improved and a new sidewalk connection to the building will be installed for direct access to the main entrance of the building.

What kind of traffic impacts will there be and what kind of mitigation (if known)?

- A traffic compliance letter will be provided as part of the Site Plan process demonstrating the proposed use and access to the site do not negatively impact the surrounding rights-of-way or development.
- Since the use of the site is not proposed to be changed and the site access is being modified to a right in/right out only, impacts to traffic around and into the site are anticipated to be nominal



Stormwater Management

How will stormwater be managed if required?

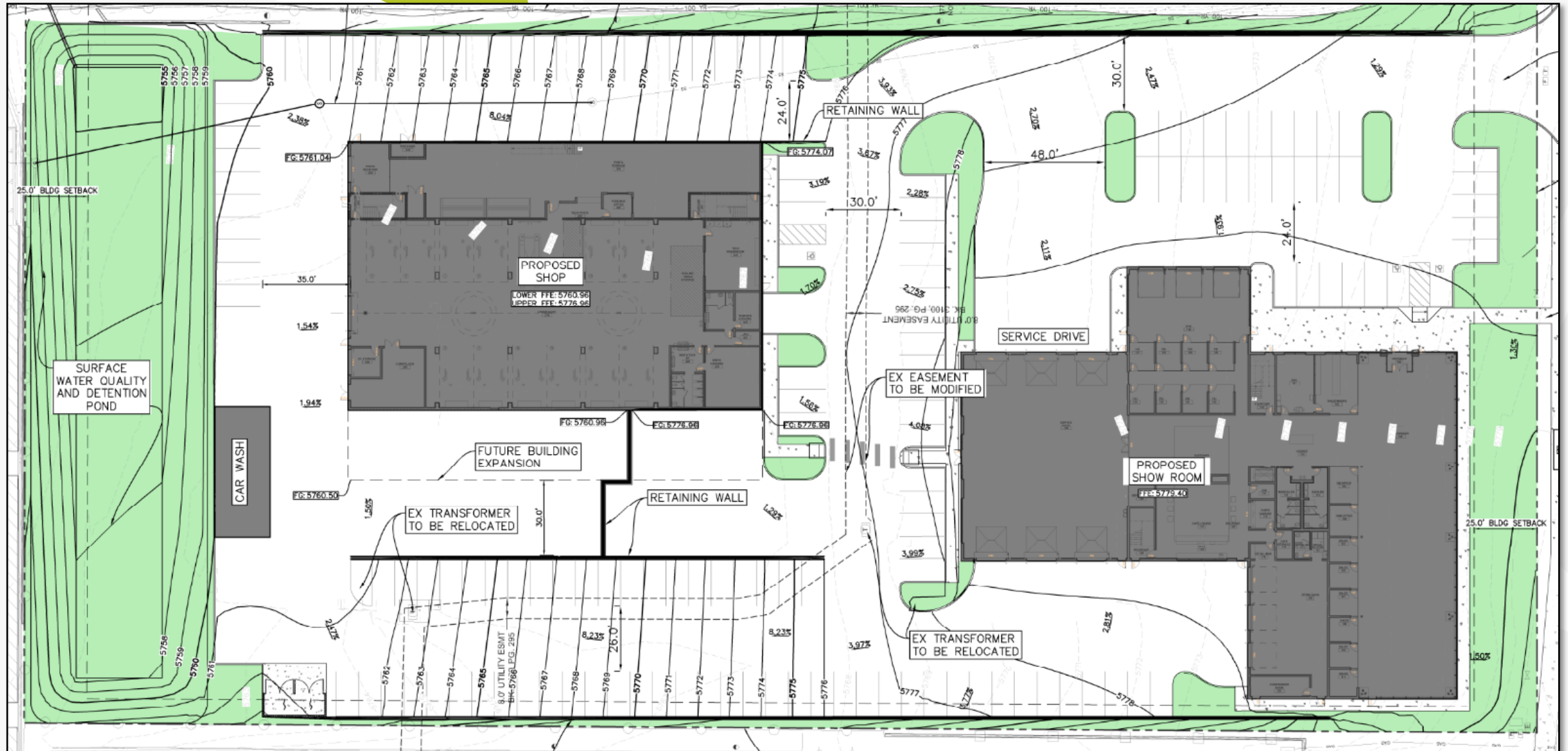
- Stormwater treatment is required for this site and will be provided through the use of an above-ground stormwater pond located along the northern boundary of the site
- Stormwater runoff on-site will be collected by curb & gutter and/or storm sewer inlets to successfully convey all developed stormwater runoff to the pond for treatment

Construction Schedule

When would the developer like to begin construction?

- Naturally we want to begin construction as soon as possible, however understanding that the permitting and approval process takes time and we want to do it right, we anticipate construction will begin in early 2023.

Preliminary Site Plan





Expect More. Experience Better.

The End

Have Questions or Comments?

Please contact:

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